

**COPPER JUNCTION  
BOARD OF DIRECTORS MEETING  
FEBRUARY 12, 2014**

**MINUTES**

1. **Call to Order.** The meeting was called to order at 7:42 p.m. by President George Hart.
2. **Affirmation of Attendance and Quorum.** Board members in attendance via conference call were George Hart, Ron Levin, and Bev Levine. A quorum was established.  
  
Also in attendance was owner Bob McGinnis (unit 303) and Billy Krasowski, Building Manager for Copper Junction via phone. Ira Lagenthal (unit 403) joined the meeting late.  
  
Representing Mountain Managers were Phil Wells and Judy Freese via phone.
3. **Owner Forum.** No comments at this time.
4. **Approval of Minutes from the 1/14/14 Board Meeting.** A motion was made, seconded, and passed to approve the minutes as written.
5. **Discussion Topics.**
  - A. Billy has yet to receive his W2 from Gay. This is to be done by Friday 2/14/14 or the HOA will go back to the attorney for further action. Gay has not responded to e-mails from Trish or George. Billy also noted that he has not received a pay stub in years. On the occasions that he requested one, it was quite an ordeal to get one from Gay.
  - B. Ron was able to close one bank account. He obtained a statement that lists check numbers but it isn't always clear what the checks were for. The bank charges \$5.00 per check for copies which can get expensive. The statement will be provided to Mountain Managers.
  - C. Key system: George spoke to Mountain Plaza's Board president. They are looking at keeping the Ving system. Some of their owners would prefer to change to Salto but the Board does not want to switch. They are negotiating with Ving on price and should have a final proposal by Wednesday, 2/19/14. If Mountain Plaza remains with Ving and Copper Junction can "piggy back", George recommended that Copper Junction stay with Ving for another year to see how the Salto system works out for Copper Mountain and those HOA's who elect to switch. The Ving system is working and it may be prudent to wait to ensure the HOA ends up with a system that best suits its needs. Bob McGinnis noted that there had been complaints over the last couple of years and questioned why the HOA wouldn't want to upgrade now. George explained that the expense will be substantial for both the HOA and homeowners. If the change is made to Salto, the HOA will pay for the exterior doors (\$6,000 to \$8,000). In order to have emergency access to units, all owners would also have to switch to Salto for their unit doors (\$350 to \$450 per door). This cost would be assessed to each owner. The cost to remain with Ving will probably be about \$2,000 for the year but this has not yet been finalized. No decision was made at this time. When George hears the final decision from Mountain Plaza on Wednesday he will e-mail the Board, the Board will reach a decision, and owners will be notified.
  - D. Architectural Control issues: When viewing patios/decks from the outside, there are some that need to be painted a neutral color. A list needs to be made and owners notified. Discussion took place on the unit that has erected a wall and can no longer access the area that needs to be painted. If it's necessary to remove the wall, paint,

and re-install the wall, this would be an owner expense. It may also be possible to pop out the windows in order to paint. It was noted that the wall that was put up includes baseboard heating but it's unknown if it taps into the existing system or is independent. Ron will ask the owner if permits were needed/pulled. According to Ira, the owners were aware that they needed to re-paint and asked if they could wait until they remodeled. The unit changed hands within the family and remodeling was completed this past summer. The repainting was not done. There are probably 4 or 5 units that have not complied with painting to a neutral color (white or off white). Ron will send pictures and was asked to draft a letter stating the requirements. Mountain Managers noted that they do not have any Rules and Regulations for Copper Junction. Ron believes he has some and will check and forward to Mountain Mangers. The Rules should state specifically that all unit modifications must have ACC (Board) approval.

- E Snow is piled pretty high in the exterior parking areas. Hauling off of snow is expensive and pushing back farther into the grass would be preferable. Mountain Managers has several vendors who do heavy equipment push backs but they are all back logged. Ira noted that Copper has done this before. Billy stated they may not be able to do this since they have several pieces of equipment that are not operable. Billy also noted that this is just a matter of lost parking spaces, not snow storage. The HOA has legal rights to park in B lot with a limited number of passes. Workable arrangements need to be made with the B Lot Association. It would be preferable to have a temporary pass that specifies certain dates instead of the hanging pass that renters/guests rarely return. Billy will initiate contact with B Lot Association and put George in touch with the right person. Billy will also check with copper on the time line/cost for push backs. Getting the B lot parking situation resolved should be sufficient if push backs are not an option. It was also agreed that the Board could ask owners they know to park additional vehicles at B lot after unloading. This would free up some additional parking spaces at the complex. Parking at B lot shouldn't be a big deal for owners and owners will return the passes.
- F. Billy has purchased the replacement glass for the Bobcat but needs to have it installed. He does not have the time or expertise and would prefer to have the Bobcat person do the job. This was approved by the Board.
- G. There have been a few minor leaks due to recent ice dams but nothing major yet. The Association is keeping up with roof snow/ice removal as much as possible.
- H. The next Board meeting was previously scheduled for Tuesday, 4/8/14, 7:30 p.m. at Mountain Managers. This meeting will be via conference call only.
- I. Adjournment was at 8:50 p.m.

Respectfully submitted:

Judy Freese, Recording Secretary

**APPROVED:**

Approved via e-mail

2/25/14

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George Hart, President

Date